

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
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Lake City, FL 32055
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Inst: 202512011532 Date: 05/20/2025 Time: 11:49AM
Page 1 of 2 B: 1540 P: 1864, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 2240.00

Warranty Deed

This **Warranty Deed** is executed this 12th day of May, 2025 by Randolfi De La Rosa a single person, and Maricel Pinares a single person, hereinafter called the grantor, to Anita Steward, whose address is 189 Southwest Pheasant Way, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 19, Callaway Subdivision Unit One, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 153, of the Public Records of Columbia County, Florida.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Valarie Benz
Witness
Valarie Benz
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

allyn
Witness

Amy Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

RANDOLFI DE LA ROSA
Randolfi De La Rosa

Maricel Pinares
Maricel Pinares

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
() online notarization, this 14th day of May 2025, by Randolfi De La Rosa and Maricel
Pinares, () who is/are personally known to me or ☒ who has/have produced
FL Drivers License as identification.

Valarie Benz
Signature of Notary Public

Print, Type/Stamp Name of Notary

